

ANTHONY G. CHADWICK, ET UX,

GRANTORS

TO

WARRANTY DEED

LARRY S. TIPPITT, ET UX,

GRANTEES

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, ANTHONY G. CHADWICK AND WIFE, DEBORAH L. CHADWICK, do hereby sell, convey and warrant unto LARRY S. TIPPITT AND WIFE, SHELLY A. TIPPITT, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 451, Section E, Twin Lakes Subdivision, in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 12, Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration for the hereinabove described property is the assumption by the Grantees of that certain Deed of Trust given by Anthony G. Chadwick to Gary L. Linton, Trustee, dated August 8th, 1986, and recorded in Deed of Trust Book 373, Page 467, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures the original sums of \$4,120.00 and \$34,870.00 to Farmers Home Administration.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights-of-way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

Assessments to be given upon delivery of the deed.

Taxes for year 1989 are to be paid by the Grantors, and taxes for the year 1990 are to be prorated

WITNESS our signatures this the 8th day of January,

1990.

Anthony G. Chadwick
ANTHONY G. CHADWICK

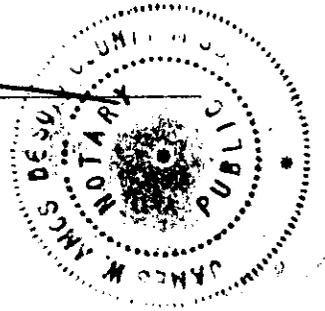
Deborah L. Chadwick
DEBORAH L. CHADWICK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named ANTHONY G. CHADWICK AND WIFE, DEBORAH L. CHADWICK, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of January, 1990.

[Signature]
Notary Public



My Commission Expires:
5/17/92

ADDRESS OF GRANTORS: 5410 Smallwood, Walls, MS 38680
Residence Phone: (601)-781-3005
Business Phone: 601-342-2904

ADDRESS OF GRANTEEES: P. O. Box 183, Walls, MS 38680
Residence Phone: (601)-781-2279
Business Phone: 601-342-4100

STATE MS.-DESOTO CO. n.b.
FILED

JAN 8 4 45 PM '90

RECORDED 1/9/90
DEED BOOK 221
PAGE 251
W.E. DAVIS CH. CLK.